

JERSEY CITY

DEPARTMENT OF HOUSING, ECONOMIC DEVELOPMENT & COMMERCE
DIVISION OF CITY PLANNING



ROBERT D. COTTER, PP, AICP
PLANNING DIRECTOR

JERRAMIAH T. HEALY, MAYOR
CARL S. CZAPLICKI
DEPARTMENT DIRECTOR

March 21, 2013

Ms. Mayda Arrue
THE JERSEY JOURNAL
30 Journal Square
Jersey City NJ 07306

Dear Ms. Arrue:

Enclosed please find a Legal Notice for the Jersey City Department of Housing & Economic Development and Commerce. Please have this ad run in the Tuesday, March 26, 2013 Edition of your newspaper.

After publication, please prepare an Affidavit of Publication and send it to the attention of:

City of Jersey City
Department of Housing & Economic Development
30 Montgomery Street, 14th Floor, Suite 1400
Jersey City NJ 07302

Attn: Denise Jefferson

This notice should be billed to the Jersey City Department of Housing & Economic Development, Planning Board Account Number 7947. Thank you.

Sincerely,

Robert D. Cotter
Secretary, Jersey City Planning Board
Division of City Planning

Mayor's Office
Carl Czaplicki, Director,
HEDC
File

**JERSEY CITY PLANNING BOARD
PUBLIC NOTICE
REGULAR MEETING**

Please be advised the following items will be heard at a Regular Meeting of the Jersey City Planning Board, scheduled for Tuesday, March 19, 2013 at 5:30 p.m. in the Council Chambers of City Hall at 280 Grove St., Jersey City, New Jersey.

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Correspondence:
6. Old Business:
 - Dismissal of the following applications as per the LDO section 345-22(g) & 345- 23(g):
 - P12-023: 286-294 Arlington Avenue – Preliminary/Final Site Plan
 - P12-022: 201-205 Randolph Avenue – Preliminary/Final site Plan
7. New Business:
8. Section 31 review of BeLoveEd Community Charter School, 530 Grand St. Applicant proposes addition to existing building. **Recommended.**
9. Review and discussion of proposed amendments to the Martin Luther King Drive Redevelopment Plan. Formal action may be taken. Summary Statement: This amendment will permit 6 story mixed use buildings in the MLK Hub sub-district and remove development controls requiring row-home type development. **Approved and recommended to City Council for adoption.**
10. Review and discussion of amendments to the Jersey Ave. Park Redevelopment Plan to modify development standards on Tax Blocks 328 & 329. **Carried. No date specific..**
11. Review and discussion of amendments to the Jersey Ave. Light Rail Redevelopment Plan to create a Light Rail Station District. **Carried. No date specific.**
12. Review and discussion of amendments to the Power House Arts District Redevelopment Plan to permit residential uses as a principal permitted use on Block 11611, Lot 1.
Approved and recommended to City Council for adoption.
13. Case: P11-064 Preliminary & Final Major Site Plan with “c” variances
Applicant: Gerry Gas Supply, Inc.
Attorney: Charles Harrington
Review Planner: Kristin Russell
Address: 823 Tonnele Ave.
Block: 201 Lot: 9
Zone: HC – Highway Commercial
Description: Expansion of existing gas station and mini mart.
Variances: lot coverage, signage location, perimeter setback, signage size
Decision: Approved with condition.
14. Case: P13-012 Preliminary & Final Major Site Plan
Applicant: Community Healthcare Associates, LLC
Attorney: Charles Harrington
Review Planner: Jeff Wenger
Address: 1825 JFK Blvd.
Block: 25501 Lot: 6
Zone: M - Medical
Description: Renovation and partial demolition of existing Greenville Hospital with expansion of parking.
Decision. Approved with conditions.
15. Case: P13-002 Preliminary & Final Major Site Plan
Applicant: Block 283 South Urban Renewal, LLC
Attorney: John Campbell, Esq.
Review Planner: Maryann Bucci-Carter, PP, AICP
Address: 235 Pavonia Avenue
Block: 10004 Lot: 2
Zone: St. Francis Redevelopment Plan
Description: New mixed use building with 101 units and 7,000 sq. ft. of retail
Carried. No date specific
16. Memorialized the following resolutions available for review at the Office of City Planning at 30 Montgomery Street, Suite 1400, 14th flr. Jersey City, NJ.
 1. Resolution of the Planning Board of the City of Jersey City Approving Minor Site Plan # P12-036 submitted by Twin Realty, LLC (846-850 Bergen Avenue).
 2. Resolution of the Planning Board of the City of Jersey City Approving Prel/Final Site Plan# P11-063 submitted by Akrida, LLC (305-311 West Side Avenue).
 3. Resolution of the Planning Board of the City of Jersey City Approving Administrative Amendment #P07-157 submitted by 110 first Street Urban Renewal Associates,LLC (110 First Street).
17. Executive Session, as needed, to discuss litigation, personnel or other matters
18. Adjournment

MICHAEL RYAN, CHAIRMAN, PLANNING BOARD